

RESOLUTION OF THE BOSTON REDEVELOPMENT
AUTHORITY APPROVING LEASE BETWEEN
THE BOSTON REDEVELOPMENT AUTHORITY AND
TRAILWAYS OF NEW ENGLAND, INC. AND LEASE
BETWEEN THE BOSTON REDEVELOPMENT AUTHORITY
AND PLYMOUTH AND BROCKTON STREET RAILWAY COMPANY

WHEREAS, the Director of the Boston Redevelopment Authority has concluded negotiations with Trailways of New England, Inc. and the Plymouth and Brockton Street Railway Company regarding the leasing of certain space in the South Station Urban Renewal Project; and

WHEREAS, the Boston Redevelopment Authority has reviewed the proposed leases, a memorandum from the Director, and other facts and circumstances relating to the South Station Urban Renewal Project; and

WHEREAS, the Boston Redevelopment Authority desires to approve the execution and delivery of such leases;

NOW, THEREFORE, be it resolved by the Boston Redevelopment Authority:

That the Director be and hereby is authorized to execute and deliver leases with Trailways of New England, Inc. and Plymouth and Brockton Street Railway Company, respectively, containing substantially the same terms and provisions as are contained in the leases presented to the Boston Redevelopment Authority this date and that the Director be and hereby is authorized to execute any and all other documents, agreements, and instruments that he may deem necessary and in the best interests of the Boston Redevelopment Authority in connection herewith.

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

DATE: DECEMBER 23, 1976

RE: SOUTH STATION URBAN RENEWAL PROJECT;
APPROVAL OF LEASE BETWEEN BOSTON
REDEVELOPMENT AUTHORITY AND TRAILWAYS
OF NEW ENGLAND, INC. AND LEASE BETWEEN
BOSTON REDEVELOPMENT AUTHORITY AND
PLYMOUTH AND BROCKTON STREET RAILWAY
COMPANY

SUMMARY:

Approval of the Authority is requested for the execution of two leases demising to Trailways of New England, Inc. ("Trailways") and Plymouth and Brockton Street Railway Company ("P&B"), respectively, space in the South Station Headhouse and bus facility.

As you know, in conjunction with the Park Plaza Urban Renewal Project, the Authority has been working on the relocation of the Trailways Bus Terminal. We have also been seeking the commitment of the bus companies to the proposed Intermodal Transportation Terminal at South Station. During the past six months, therefore, we have been negotiating with Trailways and P&B for the leasing by each of them of space at South Station. These negotiations have now been concluded and the leases are attached for your review.

Trailways has agreed to lease approximately one-half of the existing bus facility, approximately 3,000 square feet of ticket and related space on the concourse level of the headhouse, and approximately 4,000 square feet of office space on the second floor of the Headhouse. Trailways plans to spend in excess of \$500,000 on various construction activities, which will include sawtooth bays, a covered, climate-controlled pedestrian walkway, a baggage and express package facility, a kiosk in the Headhouse concourse, and renovations to the office space. Review of the architectural drawings for such construction has commenced, and construction is expected to be completed and occupancy to commence during the summer of 1977. The Authority will not make or pay for any improvements to the premises to be occupied by Trailways.

The term of the lease is six and one-half years (with an option to extend for five years at an increase rent of 135%) but may terminate earlier if the Intermodal Transportation Terminal is completed. During the extended term, the BRA may terminate the lease at any time on 120 days notice, but, in such event, must relocate Trailways within the Project area in space sufficient to enable it to carry on its operations. In order to provide further flexibility, the Authority has the right at any time during the term to relocate Trailways in comparable substitute premises.

The annual base rent is \$100,000 per year, payable monthly in advance commencing on June 1, 1977 and is subject to increases of \$1.00 for each bus departure per day in excess of 138 per day. In addition, Trailways pays all taxes, assessments and impositions relating to the premises except for real estate taxes, which are paid by the Authority.

The usual provisions are included with respect to condemnation, insurance, restoration and reconstruction, assignment and subletting, default and nondiscrimination, and, in addition, Trailways has expressly waived all relocation benefits that would otherwise be payable in connection with the Park Plaza Urban Renewal Project, except those, if any, that are paid by the federal government.

Provisions of the proposed lease with P&B are the same as that with Trailways except that P&B is leasing only six sawtooth bus bays and 600 square feet of ticket space on the concourse level of the Headhouse but, in addition, is leasing 20,400 square feet of parking space on the back parcel. Other provisions which differ from the Trailways lease are the term, which is five years with an option to extend for five years at an increased rent of \$50,000 and the rent, which is \$33,410 per year payable monthly in advance. The rent will be increased by \$1.00 for each bus departure per day in excess of 100 per day. Rent will commence in December of 1976.

Recently, we have begun negotiations with The Grey Line, Inc. to lease it the remaining portion of the bus facility. These negotiations are progressing well, and we anticipate being able to enter into a lease for this space in the near future. .

The approval of the Trailways and P&B leases will represent a critical first step in obtaining the commitment of these bus carriers to the Intermodal Transportation Terminal and to South Station. In addition, the Authority will benefit from the improvements being made to the Headhouse and bus facility by the new tenants and the rental income.

An appropriate resolution is attached.

